

The People's Voice, LLC

Ethics Ballot™

3205 B Corporate Court Ellicott City, MD 21042

March 5, 2018

2018 Howard County Candidate Questionnaire – County Council

Thank you for taking the time to fill out The People's Voice (TPV) / Ethics Ballot 2018 Candidate Questionnaire which will be used in the TPV endorsement process.

Publication: Your answers are considered “on the record.” They will be circulated to members and may be published on the [TPV website](#).

Endorsement Process: TPV will endorse in several local races for the Primary Election in 2018, and will likely add more races to The Ethics Ballot for the General Election. Go to www.ethicsballot.com, “Ethics Ballot” tab, and click on “Criteria/Logos”, for further details on endorsement criteria.

Please return questionnaires via email to ethicsballot@gmail.com by **Monday, March 15, 2018 at 1:00PM**. We will acknowledge receipt of the returned questionnaire. Please email any questions you have and a Board Member will respond.

Candidate Information

Name	David Yungmann
Phone	410-207-7777
Website	www.DavidYungmann.com
Campaign Account Name	Committee to Elect David Yungmann
Treasurer	Stephen Hauf
Chairman	David Yungmann
Campaign Manager	David Yungmann
Funds Balance	\$36,108 as of 1/17/18 (last reporting)

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Questionnaire - County Council Candidates

1. Why are you running for this office? What qualifications do you uniquely bring to hold this office?

District 5 is the most unique in the county and, without the right person in this council seat, our district will have no effective representation. Unlike the other 4 districts, it is conservative, as well as home to most of the agriculture industry, the largest inventory of undeveloped property and large communities of first generation immigrants. I am a common-sense conservative with a proven ability to represent those perspectives with credibility while maintaining a respectful and effective working relationship with others. My community involvement spans a wide range including zoning/development, education, business advocacy, state and local legislative work, the arts and public safety. I serve on numerous non-profit boards and support many others financially. This stands in contrast to candidates who have a singular area of focus or are drawn to politics as a hobby. I am transparent and approachable, regard everyone involved in governing and advocacy as a neighbor and have a proven dedication to serving on a grass roots level. I have a track record of success in many areas of service and leadership. My professional background includes finance, banking, operational and capital budgeting, project management, executive operations, legislative affairs and real estate, all of which are valuable areas of expertise for a Council member.

2. Describe why you feel you have a viable campaign.

Wide range of support, ample fundraising capabilities, solid name ID, strong credentials and a tremendous campaign team.

3. How do you believe one eliminates the appearance of conflicts regarding campaign contributions?

Be consistent, deliver of what they promised and vote for what they believe is right. Nonetheless, people will tend to claim conflict of interest when a vote doesn't go their way. Speaking for myself, I am only taking significant funds from people with whom I had a relationship prior to my decision to run for office. These are people who have supported me in a wide range of professional and charitable ventures in the past.

4. If you are elected, or reelected, what are your top priorities for 2019?

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Rewrite of zoning/development code (with priorities listed below), explore providing legal assistance to groups with standing to oppose development, explore separating Zoning Board from Council, continue Rt. 99 safety improvements & increase pressure to move Rt. 70 widening forward as a more permanent solution, analyze MIHU fees to determine if a re-allocation of developer fees toward school construction makes sense, expand use of public-private partnerships for capital projects, get HS 13 and ES 43 funded, work with HCPSS to make sure they are using effective models to project enrollment from existing home turnover & apartments, work on population healthcare model (which also ties into Achieve 24/7), make mark-ups of the code available so citizens can evaluate the effect of bills in context, create standards for when a fiscal impact analysis is required to approve a bill.

5. How would you have voted on the APFO bills, and the amendments regarding roads tests, affordable housing, capacity limits, and categories to add to APFO? If seeking reelection please discuss your votes and reasons. In 2019, would you sponsor legislation to implement any positions you herein outlined, that differ from current law?

I would have supported the task force recommendations. Continuing to ask groups of citizens to commit a year or more on a task force only to have the Council ignore their comments is not respectful of the process or the participants. However, I disagreed with the floating zone and triple fees up to 120% (double 110% to 115% OK). I would have followed up in 2019 (without a task force) to address those issues as well as a high school test and capacity measures without portables that do not represent permanent capacity.

6. Did you seek the endorsement of the MD Builders Assn? Did you meet with the MD Builders Assn, wherein you noted how you would vote, or would have voted, on APFO Bills or amendments? If so, what positions did you communicate?

I have not sought anything from MBAI nor have they reached out to me to offer anything. However, I reject the narrative being promoted around the county that any candidate who receives MBAI support or agrees with its positions is somehow not working in the interest of county citizens. A few bad apples (and their political enablers) have given developers a bad name when in fact most of them are part of an important industry in the county and are highly philanthropic and honest business people.

7. Do you believe the HCPSS budget should have a lower level of increase, or be fully funded? If fully funded, where do you suggest the County budget cut elsewhere to accommodate? If lowered, where do you suggest the HCPSS budget be cut?

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I view “fully funded” as a political buzz word designed to mislead the public into thinking funding is being cut. Given the fiscal challenges we face as a county right now, I believe an increase of MOE plus 1%-2% is more than reasonable. No cuts should be needed with a \$20M+ increase unless money is being shifted to different priorities. Additionally, this is the first budget under the new superintendent and we’ve been told there was a ton of waste under previous leadership. The health fund deficit we’ve inherited from the previous BOE and superintendent can’t get solved in one budget year. Its important people realize that our quality of life, property values and well-being as a county depend on more than just a top ranked school system and all departments must share in a pool of limited resources.

8. Do you believe developer fees should be increased in the County? Do you believe developers should be allowed to voluntarily pay increased school fees to proceed in closed school districts? If so, at what levels?

Maybe. I first want to understand where the huge MIHU fees paid by developers are going and whether some of that money should be re-allocated to schools. Are our affordable housing needs double our school construction needs right now? If that re-allocation isn’t possible and Spending Affordability shows a school impact fee increase is needed, I would consider that recommendation. I do believe we need to think through anything that increases the cost of buying a home though. Regarding the buy-ups, I will support them now that we are stuck with now approved new school capacity caps. However, I believe the better policy would have been only minor changes to the capacity limits with no buy-ups. If a school is full it’s full and some extra impact fees aren’t going to guarantee mitigation by BOE.

9. Do you believe the current annual residential allocations unit maximums are too high, too low, or should be unchanged? If you believe they should be changed are you willing to sponsor legislation in 2019 to do so?

Depends on the type of housing being built and the overall profit/loss to the county

10. Do you believe there should be an increased number of Council Members? If so, how many, and how do you propose they be elected?

The districts have grown significantly so I could support 7 districts, but I do fear that such a major redistricting could end up a gerrymandered mess with even more imbalance than what we already have.

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11. What is your position on TIF's, and specifically the TIF for Downtown Columbia/Howard Hughes? What is your position on how much affordable housing should be required by Howard Hughes (HH) on their own property? Many believe the norm being 10-15%, and HH is providing 4%, discuss.

I supported the TIF and do not want to see 10%-15% affordable in DTC. When we crafted that plan 8 years ago, most agreed that the county's affordable housing needs should not be solved in one central location, especially within DTC that is intended to be a higher end destination for professionals and empty nesters. That's why the fund was created and unanimously approved. The county's failure to turn that money into units through equity investments or other public-private partnerships forced us back to the same old broken policy. If we are stuck with that allocation policy, I'd lean toward the lower level.

12. What do you believe are the best methods to use to provide affordable housing? What do you see as any current difficulties in accomplishing those goals?

The best method is to develop small basic units that are affordable at or near the market rate for that level product. I reject the notion that taxpayers should subsidize people who want to live in Howard County but can't otherwise afford to do so.

13. Do you believe Howard County should be a sanctuary County?

No

14. Do you support allowing developers to build residences on parkland, whether by swap, gift or purchase?

No unless there is a very unique situation

15. Would you support restricted development in areas that the County has designated as part of the Green Infrastructure Network?

No as long as property owners have been adequately paid for the taking of their development rights.

16. Are you in favor of implementing the Development Regulations Assessment recommendations? What, if any, suggestions did you make during this process so far?

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With so many recommendations, it's a mixed bag of yes, no and maybe depending on impact in other areas. Some things I do want to see changed in our zoning code are major reduction in number of conditional uses and reform of that approval process, changes to age-restricted use so density can't be so incompatible with existing community, lower intensity levels for the rural west and elimination of zoning codes created for specific properties. While not fully provided for in zoning regulations, I'd also like to see changes in Comp Zoning and possibly separating the Zoning Board from the Council.

17. Have you ever testified before the County Council? If so, describe some positions you have taken.

Yes. Over the past couple years issues such as against sanctuary, support change in tiers, against public financing, support of TIF. Some other issues with Delegation.

18. The Clarion Zoning study showed we have only 1% of land in Howard County in each of B1, B2, M1 and M2. There continues to be a push to place high density residential development. How would you balance the need to retain commercial zoning with the desire for residential development? Are there incentives you would consider to make sure we have enough commercial zoning in the future, as markets change?

While all situations have their own unique factors, I generally oppose changing from commercial to residential. Housing and employment trends demand that we combine those uses but the residential should be just enough to make the commercial work. Commercial is how we most profitably grow our tax base. Before offering incentives, I'd need to be convinced we are short on commercial property assuming we start saying no to the reuse for residential.

19. How would you expedite or improve the Ellicott City master plan, or other storm water management requirements/recommendations to further protect that area? Do you believe downtown Ellicott City could be made ADA compliant?

Not being a geologist or engineer, I expect that I will support the recommendations of the numerous consultants the county has hired. I support OEC being as ADA compliant as possible without imposing costs on businesses. The reality is there are lots of old buildings and steep hills that can't be ADA compliant without unreasonable investments.

20. Describe positions you have taken, or votes you have made which you feel are the most important with regard to the Council position. Describe how you championed these causes or how you publicized your position. Include information about any votes or positions you have made that you regret, or about which you feel differently.

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Supported and testified in favor of the DTC master plan and many of the enabling bills. I championed that cause by founding and leading two influential advocacy groups (Columbia 2.0 and New City Alliance). It's where I started learning the complexity of the zoning code and how the various types of development impact the county in different ways. Opposed sanctuary. I demonstrated that I will stand up for public safety, high quality services and fiscal responsibility. Learned how legislation should be a last option after trying to address challenges through internal policy or other means. Opposed final tier map in 2014 and supported CB16-17, both respecting the private property rights of land owners. Reminded me that elected officials vote differently in an election year. Opposed the rezoning of a larger parcel in the West to CTC during Comp Zoning by organizing a community effort, raising substantial funds and fighting the change at both the Planning Board and Council. Remembered how difficult it is to get proper analysis of changes during the terrible Comp Zoning process. Testified against public campaign financing because I do not support forcing citizens to financially support candidates who do not share their values. Can't think of any on which I've changed my position.

21. How much time do you think should pass before an elected official, according to Ethics Laws/Regulations, can be compensated by a private company that could have benefited from the decisions of the official?

I'd arbitrarily say 5 or 10 years but some private benefits could go on for 30 years and be based on a number of decisions spanning several terms. I can't imagine how this could be enforced but am open to it in concept.

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Supplemental Question:

"Please state your views about CB21 (Mulching Bill) below."

<https://apps.howardcountymd.gov/olis/LegislationDetail.aspx?LegislationID=3016>

Response:

I support allowing property owners to legally mulch and compost on a limited scale in order to support the local agriculture community. There are few things I'd like to see changed in the bill but my primary objections are the unlimited commercial sales and the potential for 3-acre composting operations.

By Authority, The People's Voice PAC, Lisa Markovitz, Treasurer